

**MINUTES
CITY OF ST. CHARLES, IL
GOVERNMENT SERVICES COMMITTEE MEETING
MONDAY, AUGUST 27, 2018, 7:00 P.M.**

Members Present: Chairman Payleitner, Aldr. Stellato, Aldr. Silkaitis, Aldr. Lemke, Aldr. Turner, Aldr. Bancroft, Aldr. Gaugel, Aldr. Vitek, Aldr. Bessner, Aldr. Lewis

Members Absent: None

Others Present: Ray Rogina, Mayor; Mark Koenen, City Administrator; Peter Suhr, Director of Public Works; Chris Adesso, Asst. Director of Public Works - Operations; Karen Young, Asst. Director of Public Works – Engineering; Tom Bruhl, Electric Services Manager; Tim Wilson, Environmental Services Manager; Jim Keegan, Police Chief; Joe Schelstreet, Fire Chief

1. Meeting called to order at 7:00 p.m.

2. Roll Call

K. Dobbs:

Stellato: Present
Silkaitis: Present
Payleitner: Present
Lemke: Present
Turner: Present
Bancroft: Present
Gaugel: Present
Vitek: Present
Bessner: Present
Lewis: Present

3.a. Electric Reliability Report – Information only.

3.b. Natural Resources Commission Minutes – Information only.

3.c. Phosphorus Removal and Digester Improvements Project Update – Information only.

4. OMNIBUS VOTE

Items *5.b, *5.c, *5.d, *6.c, *6.d, *6.e, *6.f, *6.g, *6.h, *6.i

Motion by Aldr. Gaugel, seconded by Aldr. Stellato. No additional discussion. Approved unanimously by voice vote. **Motion carried.**

5.a. Recommendation to approve Street and Parking Lot Closures and Amplification for the 2018 Scarecrow Festival.

Police Chief Keegan presented. This item was tabled from the July Government Services Committee meeting in order for us to work out a road closure agreement with Johnson's Statuary. Per our conversations with Mr. Johnson and his family, he has opted to close for Scarecrow weekend, so I would like to recommend that you approve the aforementioned road and parking lot closures.

Aldr. Gaugel: I would like to add that we talked with Mr. Johnson and talked about Aldr. Bancroft's suggestion that we rent his facility for the weekend and he did not want any of that; at the end of our conversation he said he was going to close for the weekend.

Chief Keegan: My team and I also reached out to him several times and he was adamant that he was going to close.

Aldr. Lewis: I support Scarecrow and closing of the streets. My concern that I want to bring to the attention of Public Works is that in years past, with the food vendors in all our parking lots, they can create a greasy mess that is difficult to clean up. Peter - are the vendors responsible for cleaning up the messes they make of our parking lots? If so, who pays for it?

Mr. Suhr: Yes, the vendor is supposed to be responsible for that clean up. If there is any additional clean up needed after they leave that we are alerted to, we will continue the clean up as needed. We do record our time for that and then charge the vendor back for that time. If we are talking about grease situations then you are going to see a stain on the concrete or asphalt for some time until the weather takes care of it unless we really go out and power wash.

Aldr. Lewis: I understand. Maybe we can encourage them to be more careful to start with.

Mr. Suhr: Maybe that is something we can bring back to the special events committee and have that on their checklist to remind them that they are responsible for everything; it needs to be put back the way they found it or they will be charged.

No further discussion.

Motion by Aldr. Bancroft, seconded by Aldr. Vitek. No additional discussion. Approved unanimously by voice vote. **Motion carried.**

6.a. Recommendation to approve Agreement for Design, Construction Documents and Construction Services for the Renovation to City Owned Building at 107-109 East Main Street (Former George's Sports) to Schramm Construction.

Peter Suhr presented. The City has purchased the former George's Sports located at 107-109 East Main Street in 2012 with the intent to utilize the building as a compliment to the adjacent Arcada Theater. You may also know the building's condition has continued to deteriorate since that time and therefore, Public Works retained Schramm Construction to perform much needed demolition work on the interior and we also did a complete roof replacement in the fall of 2017.

The building is now weather tight and there has been much discussion regarding the future of George's building. The City has budgeted \$900,000 this year for continued improvements on the building. The next natural steps in the process would be for us to finish the demolition and abatement work that we started last year, also to construct a usable interior space and potentially remodel the exterior façade so that the building would be suitable for a future tenant or marketable for sale of the property.

Tonight we are seeking approval of a \$45,000 agreement with Schramm Construction and Architect Paul Lankanau to prepare design and construction documents to be used for permitting and constructing the work that I just explained. More specifically, the work proposed includes exterior improvements which are yet to be defined and interior improvements which are best described with the concept plans in your packet.

If tonight's concept is reasonable, we will continue to seek your approval as the design evolves, especially as related to the exterior improvements where we don't have concepts for you tonight. Also, you would need to approve any construction bids before the work is performed, so in other words, this is not a final approval of the plans, it is simply approval to get the plans complete.

The schedule is aggressive, but the building can be ready by next spring. We have separated the schedule into two parallel tracks; one for design and bidding and one for construction. We can be back in front of you in the next 30 days to get approval of the demolition and abatement bid and start that construction work. This is the first phase of the project for a reason; the structural engineers in particular need to see the structure and before they can do so, we need to do that demolition.

The second priority would be any exterior improvements. The only reason for that is because we are up against winter if we stay on schedule. In the next 30 days we would have an exterior improvement design for you to approve with bids in October 2018. That exterior improvement, especially on the exterior façade, could happen between September-December 2018.

The third phase of the project represents the interior improvements. We would have improved design for you to consider and that work could be done between December and April 2019. The reality is that we could have spaces available for tenant buildout by spring of next year.

Aldr. Bessner: So tonight we are just approving \$44,350?

Mr. Suhr: Yes.

Aldr. Gaugel: Is the \$44,350 only an estimate or is it a not to exceed?

Mr. Suhr: It is not to exceed.

Aldr. Lemke: I would trust the Historic Commission's opinions and bring them in early.

Mr. Suhr: We will be meeting with the Historic Commission probably in the next two weeks.

Aldr. Stellato: I'm in support of this. Does the elevator have to go to the basement for ADA accessibility?

Mr. Suhr: Yes.

Aldr. Stellato: There is no question as responsible owners, the demolition and abatement has to happen quickly, and I think we would want to get the tuck pointing done before winter.

Aldr. Gaugel: I would move to approve an agreement for design construction documents and construction services for the renovation to the City owned building at 107-109 East Main Street (former George's Sports) to Schramm Construction for a not to exceed price of \$44,350.

No further discussion.

Chairman Payleitner: Kristi, would you call a roll, please?

K. Dobbs:

Vitek: Yes

Bessner: Yes

Lewis: Yes

Stellato: Yes

Silkaitis: Yes

Lemke: Yes

Turner: Yes

Bancroft: Yes

Gaugel: Yes

Motion by Aldr. Gaugel, seconded by Aldr. Lemke. No additional discussion. Approved unanimously by roll call vote. **Motion carried.**

6.b. Presentation of 2018 Water Utility Master Plan.

Chris Adesso presented. This presentation is meant to be an Executive Summary presentation, so if you have any questions along the way, please stop me.

Presentation by Chris Adesso.

Aldr. Bessner: If you look at St. Charles being land locked to a degree and we talk about future businesses coming in, how different could this plan be from St. Charles being land locked and not being land locked?

Mr. Adesso: One example we have is the old St. Charles Mall. The way we quantify it is a population equivalent which is a unit of measure that would measure the demand one person would use for water. Trotter and Associates as our consultant has been able to make some assumptions based on estimated commercial usage for some redevelopment where we have gone from commercial to residential or vice versa. Then they projected that based on the known projects that are in the hopper with Community Development. So anything they have approved right now, plus anything that Community Development is aware of that might come in to play over the next ten years we have converted into a population equivalent and then projected that need out.

Aldr. Bessner: So are the bones are in place to adjust for that?

Mr. Adesso: The bones are in place, the skeleton in strong. What we need to consider is that within the next five years, we have enough quantity to supply the water. Within the next ten years, if everything happens the way we think it might happen, the City could see development in terms of population equivalent growth near 25%, so in order to accommodate that growth, we need to consider another water asset in terms of quantity.

Aldr. Lewis: We supply water to residents outside City limits, so how do we factor in that growth that happens in the County?

Mr. Adesso: Illinois American Water is not adding any demand right now. Some of the other customers we have outside corporate limits are pretty built out so we are not anticipating a lot of growth outside corporate limits, unless we are talking about annexing something.

Aldr. Lewis: It's not anticipated, but if it did happen, would it pose a problem or concern?

Mr. Adesso: I think we would have to take a closer look at that depending on the size of the development that may factor in to how we plan for supplying that water demand, where we would put that well, things like that. But since we don't have anything on the horizon, we didn't plan for it.

Aldr. Gaugel: One of our wells is next to the current police station; will that well continue to be in service regardless of what happens to that property down the road?

Mr. Adesso: These projections take into account that well staying, or a well similar in production.

Aldr. Lemke: Did Trotter take into consideration that people use water more efficiently now?

Mr. Adesso: Part of the information that Trotter considered was our actual pumping number. So to your point, if our customers are using less water, we would be pumping less water.

Aldr. Lemke: Have they considered if we do grow the population by 25%, they would be consuming less water than the average person?

Mr. Adesso: That is exactly the reason why we use population equivalents as the quantity to measure because that takes into account for those types of technology improvements and that population equivalent is an industry standard amount.

Aldr. Turner: What we are saying is that we are not going to get 25% more population of people, we are going to get the equivalent of that because of commercial use and that is going to equal out to 25% more heads in the City.

Mr. Adesso: That is absolutely 100% correct.

No further discussion.

7. Executive Session

None.

8. Additional items from Mayor, Council, Staff or Citizens.

Mayor Rogina: Congratulations to Mark Koenen on his new grandson!

9. Move to Adjourn Government Services Committee Meeting.

Motion by Aldr. Turner, seconded by Aldr. Bancroft. No additional discussion. Approved unanimously by voice vote. **Motion carried.**